

HOUSE BILL 642

N1
HB 1496/09 – ECM

01r0690

By: **Prince George's County Delegation**
Introduced and read first time: February 3, 2010
Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Prince George's County – Real Property – Home Builders – Community**
3 **Amenities**

4 **PG 407–10**

5 FOR the purpose of requiring a home builder that agrees to provide a community
6 amenity to a community development located in Prince George's County to
7 include certain information in the contract of sale; requiring a certain home
8 builder to make a certain community amenity available by a certain date;
9 providing for a certain penalty; defining a certain term; providing for the
10 application of this Act; and generally relating to home builders and community
11 amenities in Prince George's County.

12 BY adding to
13 Article – Real Property
14 Section 10–708
15 Annotated Code of Maryland
16 (2003 Replacement Volume and 2009 Supplement)

17 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
18 MARYLAND, That the Laws of Maryland read as follows:

19 **Article – Real Property**

20 **10–708.**

21 **(A) IN THIS SECTION, “COMMUNITY AMENITY” INCLUDES:**

22 **(1) A COUNTRY CLUB;**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



- 1 **(2) A GOLF COURSE;**
2 **(3) A HEALTH CLUB;**
3 **(4) A PARK;**
4 **(5) A SWIMMING POOL;**
5 **(6) A TENNIS COURT; AND**
6 **(7) A WALKING TRAIL.**

7 **(B) (1) A HOME BUILDER THAT AGREES TO PROVIDE A COMMUNITY**
8 **AMENITY TO A COMMUNITY DEVELOPMENT LOCATED IN PRINCE GEORGE'S**
9 **COUNTY SHALL INCLUDE IN THE CONTRACT OF SALE THE DATE BY WHICH THE**
10 **COMMUNITY AMENITY WILL BE MADE AVAILABLE.**

11 **(2) A HOME BUILDER SUBJECT TO PARAGRAPH (1) OF THIS**
12 **SUBSECTION SHALL MAKE THE COMMUNITY AMENITY AVAILABLE BY THE DATE**
13 **STATED IN THE CONTRACT OF SALE.**

14 **(C) A HOME BUILDER THAT VIOLATES SUBSECTION (B) OF THIS**
15 **SECTION SHALL PAY TO THE OWNER OF EACH HOME IN THE COMMUNITY**
16 **DEVELOPMENT AN AMOUNT EQUAL TO 10% OF THE PURCHASE PRICE OF THE**
17 **OWNER'S HOME.**

18 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be
19 construed to apply only prospectively and may not be applied or interpreted to have
20 any effect on or application to any contracts of sale for property in a community
21 development located in Prince George's County entered into before the effective date of
22 this Act.

23 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect
24 October 1, 2010.